

AMENDED  
COMPLAINT

In Forcible

Detention with Claim for Rent

Henry County Land Reutilization Corporation  
1853 Oakwood Avenue  
Napoleon, OH 43545  
 Plaintiff

Napoleon Municipal Court  
 Napoleon, Ohio

VS.

Case No. CVG 2200091

Douglas Pelmeur  
218 Thomas Lane  
Napoleon, OH 43545  
 Defendant

IN FORCIBLE DETENTION  
COMPLAINT

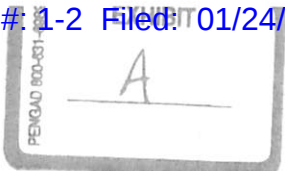
- (1) Henry County Land Reutilization Corporation Plaintiff(s), state(s) that the Defendant Douglas Pelmeur has/have ever since the 28<sup>th</sup> day of February, 2022 and do(es) still, unlawfully and forcibly detain, from the plaintiff(s) possession of the following described premises, situated in the Village of Florida and County of Henry, State of Ohio, and known as 403 Hill Street, Napoleon, OH 43545 ("the former school building")
- (2) That said Defendant(s) entered upon said premises as tenant of the Plaintiff(s) under a "Lease Agreement" which expired December 31, 2010 the term of which expired at the time herein first mentioned (If a written Lease, attach a copy a Exhibit "A") and from the time first above mentioned the said defendant(s) has/have unlawfully and forcibly held over his/her/their said term.
- (3) The Plaintiff would allege that the possession of the premises should be restored to the Plaintiff for the following reason(s): ① Plaintiff served Defendant with "Notice of Termination of Tenancy" pursuant to R.C. 5321.17, attached hereto as Exhibit "B" and ② Plaintiff is the owner of record of the former school building having received title to the same by Quit Claim Deed
- (4) On the 25<sup>th</sup> day of February, 2022 the Plaintiff(s) duly served upon the said Defendant(s), as required by law, notice in writing to leave said premises. (A copy of the notice is attached hereto as Exhibit "C" recorded in Volume 326, Pages 4025-4026, Official Records of the Recorder of Henry County, Ohio attached hereto as Exhibit "D")
- Second Cause of Action**
- (5) Plaintiff(s) for the second cause of action states that the Defendant(s) is/are indebted to said Plaintiff(s) in the sum of \$ \_\_\_\_\_ as rent for the above named premises for the period from 20\_\_ to \_\_\_\_\_, 20\_\_ on a rental basis of \$ \_\_\_\_\_ per month.

- (6) Plaintiff(s) would seek additional damages against the Defendant in the amount of \$ \_\_\_\_\_ for the following: \_\_\_\_\_

Plaintiff(s) asks process, restitution and judgment for \$ \_\_\_\_\_ and costs of this action.

Dated this 5<sup>th</sup> day of December, 2022.

Katie Nelson (0086314)  
Katie Nelson  
 Plaintiff Attorney for Plaintiff



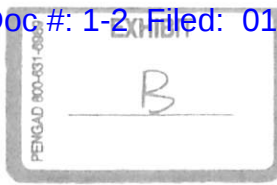
Lease agreement between Douglas Tilman & 2611 N. Scott St  
Napoleon, Ohio, 43545 and Matthew Figg & 403 Hill St,  
Napoleon, Ohio, 43545 leasing 2nd Floor & Gym of  
address 403 Hill St Napoleon, Ohio 43545  
January 1, 03 to Dec 31, 2010

Douglas Tilman

Matthew Figg

1150

1205 & 1206 part hallway & in Shop -



COPY

**NOTICE OF TERMINATION OF TENANCY**  
**(Thirty Day Notice)**  
**Ohio R.C. §5321.17**

Douglas Pelmeur  
218 Thomas Lane  
Napoleon, Ohio 43545

January 24, 2022

Dear Mr. Pelmeur,

The purpose of this letter is to inform you that your lease, at 403 Hill Street, Napoleon, Ohio 43545 is being terminated in accordance with Ohio Revised Code §5321.17. You have 30 days from the above date to vacate the premises.

Your failure to vacate the premise within the aforementioned time will force me to initiate eviction proceedings in accordance with state law.

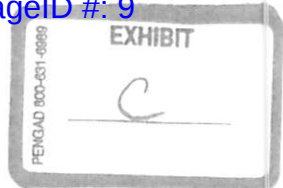
Sincerely,

A handwritten signature in dark ink, appearing to read "Glenn Miller".

Glenn Miller, President  
Henry County Land Utilization Corp.  
1853 Oakwood Ave,  
Napoleon, Ohio 43545

COPY

REQUESTING TENANT TO LEAVE PREMISES  
(Three-day Notice)  
Ohio R.C. 1923.04



Date: 2/25/2022

Douglas Pelmear  
218 Thomas Lane  
Napoleon, Ohio 43545

Dear Mr. Pelmear,

The purpose of this letter is to ask you to LEAVE the premises now in your possession, situated in Florida, Henry County, Ohio, and known as: 403 Hill Street, Napoleon, Ohio 43545. You are being asked to LEAVE for the following reason: Your holdover tenancy was terminated by 30 day notice pursuant to the Ohio Revised Code §5321.17. Leave the premises before February 28<sup>th</sup>, 2022 to prevent any further eviction action against you.

**YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.**

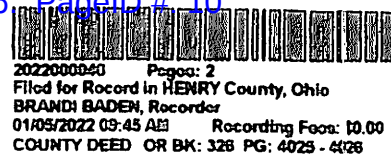
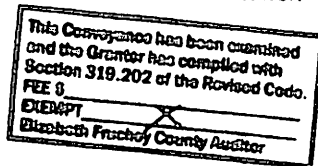
Respectfully,

A handwritten signature in cursive script, appearing to read "Glenn Miller", written over a horizontal line.

Glenn Miller, President  
Henry County Land Reutilization Corp.  
1853 Oakwood Ave,  
Napoleon, Ohio 43545

AUDITORS OFFICE  
TRANSFERRED

JAN 05 2022

Elizabeth D. Fruchey  
HENRY COUNTY AUDITOR

## QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT** the Matthew Prigge, an unmarried man over the age of 21 years, (hereinafter referred to as "Grantor"), for valuable consideration paid, does hereby grant, convey, release, and forever quit claim to the Henry County Land Reutilization Corporation, an Ohio nonprofit corporation qualified as a 501(c)(3), nonprofit charitable organization (hereinafter referred to as "Grantee"), whose tax mailing address is 1853 Oakwood Avenue, Napoleon, Ohio 43545, all right, title and interest in fee simple in the real property legally described as follows:

Situated in the Township of Flatrock, Village of Florida, County of Henry and State of Ohio;

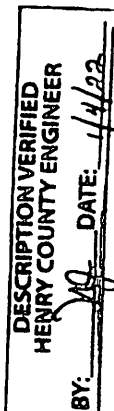
A parcel of land being part of the East Half (1/2) of the Northwest Quarter (1/4) of Section 8, Town 4 North, Range 6 East, Flatrock Township, Village of Florida, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pin at the point of intersection of the centerline of Hill Street and the centerline of School Street in the Village of Florida; thence North 0° 00' East on the centerline of Hill Street, one hundred twenty-one and fifty-hundredths (121.50) feet to a point and the place of beginning;---- thence North 0° 00' East on the centerline of Hill Street, three hundred twenty and fifty hundredths (320.50) feet to a railroad spike; thence North 90° 00' East, three hundred twelve and seventy hundredths (312.70) feet to an iron pin; thence South 0° 00' West, three hundred ninety-six and ten hundredths (396.10) feet to a point in the centerline of School Street; thence South 81° 39' West on the centerline of School Street, one hundred fourteen and fifty-three hundredths (114.53) feet to a point; thence North 3° 53' 28" West, thirty-three and ten hundredths (33.10) feet to a point on the Northerly right-of-way line of School Street; thence continuing North 3° 53' 28" West on and along an existing chain link fence, eighty-seven and forty-eight hundredths (87.48) feet to a point on the Northerly line of a parcel of land described in Volume 176, Page 206, of the Deed records of Henry County, Ohio; thence South 81° 39' West on and along the Northerly line of a parcel of land described in Volume 176, Page 206, of the Deed Records of Henry County, Ohio, one hundred ninety-three and twenty-seven hundredths (193.27) feet to a point in the centerline of Hill Street and the place of beginning, CONTAINING 2.646 acres, more or less, but subject to all legal highways and easements of record.

## LESS AND EXCEPT THE FOLLOWING PARCEL:

A parcel of land being part of the East Half (1/2) of the Northwest Quarter (1/4) of Section 8, Town 4 North, Range 6 East, Flatrock Township, Village of Florida, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pin at the point of intersection of the centerline of Hill Street and the centerline of School Street in the Village of Florida; thence North 0° 00' East on the centerline of Hill Street, three hundred ninety-two and zero



hundredths (392.00) feet to a point and the place of beginning;--- thence North 0° 00' East on the centerline of Hill Street, fifty and zero hundredths (50.00) feet to a railroad spike; thence North 90° 00' East thirty and zero hundredths (30.00) feet to an iron pin on the Easterly right-of-way line of Hill Street; thence continuing North 90° 00' East, two hundred twenty-six and forty hundredths (226.40) feet to an iron pipe; thence South 0° 00' West, thirty-four and zero hundredths (34.00) feet to an iron pin thence South 86° 25' 45" West, two hundred twenty-six and eighty-three (226.83) feet to an iron pin on the Easterly right-of-way line of Hill Street; thence continuing South 86° 25' 45" West, thirty and seven hundredths (30.07) feet to a point in the centerline of Hill Street and the place of beginning. Said exception containing 0.247 acres of land, be the same, more or less, but subject to all legal highways.

CONTAINING after said exception 2.217 acres of land, more or less, but subject to all easements, restrictions and leases of record, zoning ordinances, and all legal highways.

Parcel No.: 11-080008.0000.

Prior Instrument: Volume 258, Page 1, Deed Records, in the Office of the Henry County Recorder, Ohio.

EXECUTED this 5 day of Jan, 2022.

Matthew Prigge  
Matthew Prigge

STATE OF OHIO     )  
                                  ) ss:  
COUNTY OF HENRY)

Be it remembered on this 5<sup>th</sup> day of Jan, 2022, before me the subscriber, a Notary Public in and for the said State of Ohio, personally came Matthew Prigge, Grantor in the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

This Instrument Prepared by:  
Michael P. Cavanaugh (0097791)  
660 N. Perry Street, Suite 101  
Napoleon, Ohio 43545

Kristi Schultz  
Notary Public, State of Ohio

My Commission expires: March 10, 2026



KRISTI SCHULTZ  
Notary Public  
State of Ohio  
My Comm. Expires  
March 10, 2026

Doc# 2022000040

PROSECUTOR'S OFFICE  
PICK UP